



Woods Road, SE15 | £400,000

02087029666

[peckham@pedderproperty.com](mailto:peckham@pedderproperty.com)

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# In General

- Modern development
- Second floor apartment
- One bedroom
- Private west-facing balcony
- Long lease
- Communal gardens & bike storage
- Over 600 SqFt.
- 0.3mi to Queens Road Peckham Station
- 0.5mi to Peckham Rye Station

# In Detail

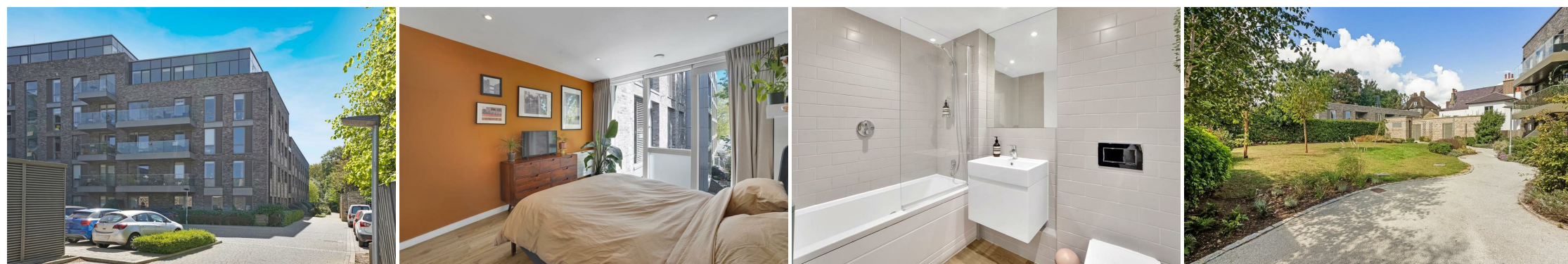
A beautifully presented one-bedroom apartment set within a sought-after modern development, offering stylish, low-maintenance living - ideal for first-time buyers and investors alike.

This well-proportioned flat boasts a bright and airy open-plan reception room, seamlessly incorporating a contemporary fitted kitchen complete with integrated appliances and sleek cabinetry. Large windows allow for an abundance of natural light, enhancing the sense of space throughout. The generously sized double bedroom provides a calm and comfortable retreat with views through to the park, complemented by a modern bathroom finished to a high standard with quality fixtures and fittings. Additional benefits include ample utility cupboard, secure entry system, and well-maintained communal areas.

The development itself is known for its clean, modern aesthetic and convenient location, offering easy access to local amenities, transport links, and green spaces. For commuters, the location is ideal. Positioned within Zone 2, the apartment is just a few minutes' walk from both Queens Road Peckham and Peckham Rye stations, offering easy access to South, East, and Central London.

Early viewing is highly recommended to fully appreciate all that this superb apartment has to offer.

EPC: B | Council tax band: C | Lease: 239 years remaining | GR: £300 pa | SC: £2,700 pa | BI: incl. in SC




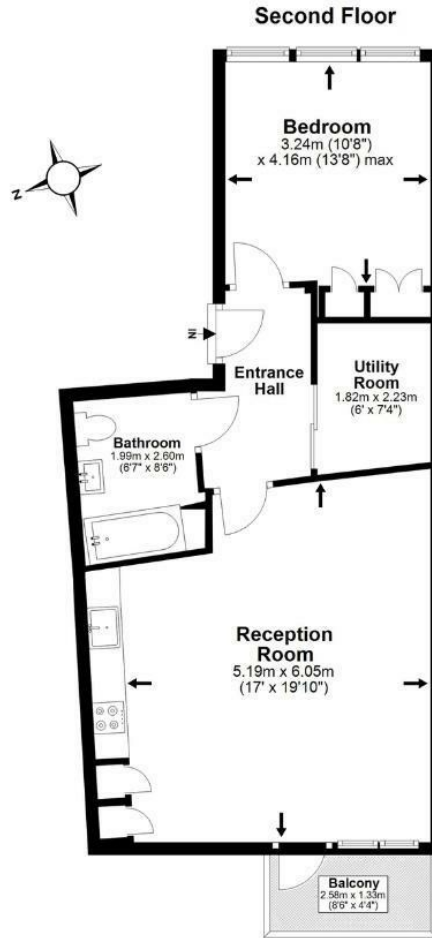
# Floorplan

Woods Road, SE15

Total\* = 56.0 sq. m / 602.3 sq. ft

Second Floor = 56.0 sq. m / 602.3 sq. ft

 = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| 102 plus) A                                 |                         | 86      | 86        |
| 76-101) B                                   |                         |         |           |
| 50-75) C                                    |                         |         |           |
| 35-49) D                                    |                         |         |           |
| 19-34) E                                    |                         |         |           |
| 1-18) F                                     |                         |         |           |
| 1-18) G                                     |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |

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